

UNITED STATES BANKRUPTCY COURT

DISTRICT OF SOUTH CAROLINA

IN RE: ) CASE NO.03-08247-wb  
)  
)  
)  
Nina Lee Dew )  
)  
\_\_\_\_\_  
Debtors )

TO: ALL CREDITORS AND PARTIES IN INTEREST

**NOTICE OF SALE OF PROPERTY FREE AND CLEAR OF LIENS**

YOU ARE HEREBY NOTIFIED that **the debtor(s)**, propose to sell the property herein described free and clear of all liens and encumbrances according to the terms of and conditions stated below.

TYPE OF SALE: Private.

PROPERTY TO BE SOLD: House and lot located at 1201 Central Ave, TMS # 136-07-03-006.

PRICE: \$350,000.00.

APPRAISAL VALUE: \$225,000.00.

BUYER: Low Country Signature Homes of Charleston, Inc.

PLACE AND TIME OF SALE: At the office of an attorney of the buyer choice within a reasonable time following the entry of an order approving this motion.

SALES AGENT/AUCTIONEER/BROKER: Christine Dieldmond for Miler Properties, Inc.

COMPENSATION TO SALES AGENT/AUCTIONEER/BROKER/ETC.: 5% of sales price.

ESTIMATED TRUSTEE'S COMMISSION ON SALE: To Be Determined.

LIENS/MORTGAGES/SECURITY INTEREST ENCUMBERING PROPERTY: American Business Credit in the approximate amount of \$182,000.00 and Key Home Equity Services in the approximate amount of \$200,000.00.

DEBTOR'S EXEMPTION: \$5,000.00, Debtor does not expect funds to be available for this exemption but is not waving her right to said exemption.

PROCEEDS ESTIMATED TO BE PAID TO ESTATE: None

Any party objecting to the **debtor(s)** sale must do so in writing and in accordance with SC LBR 9014-1. All objections should be filed with the Clerk of Court at 1100 Laurel Street, Post Office Box 1448, Columbia, SC 29202, with a copy served on the Debtor(s)' attorney, at the address shown below, and on the Chapter 13 Trustee at PO Box 997, Mt. Pleasant, SC 29465. A copy of the objection should also be served on the United States Trustee at 1835 Assembly St. Suite 953, Columbia, SC 29201. All objections must be filed within Twenty (20) days from the date of this notice shown below. If no objection is filed and served, the sale will proceed in accordance with the terms recited herein.

TAKE FURTHER NOTICE that no hearing will be held on this motion or application unless a response, return and/or objection is timely filed and served, in which case, the Court will conduct a hearing on October 13, 2004, at 1:30 pm., at 145 King St., Room 225, Charleston, SC 29401. No further notice of this hearing will be given.

The Court may consider additional offers at any hearing held on an objection to the sale. The Court may order at the hearing that the property be sold to another party on equivalent or more favorable terms.

The Trustee or debtor in possession, as applicable, may seek sanctions or other similar relief against any party filing a spurious objection to this notice.

Charleston, SC

September 16, 2004

/s/ D. Nathan Davis

D. Nathan Davis

Attorney for Debtor

1124 Sam Rittenberg Blvd. Suite 8

Charleston SC 29407

(843) 571-4042

District Court ID No. 438

UNITED STATES BANKRUPTCY COURT

DISTRICT OF SOUTH CAROLINA

IN RE: ) CASE NO.03-08247-wb  
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**MOTION TO SELL PROPERTY FREE AND CLEAR OF LIENS AND MEMORANDUM**

The undersigned, as attorneys for the debtor moves to sell property free and clear of liens. The debtor moves to sell the house and lot located at 1201 Central Ave, TMS # 136-07-03-006. pursuant to 11 U.S.C. § 363 and Bankruptcy Rule 6004. The debtor believes that the buyer is a good faith purchaser and also moves to waive Fed. Bankr. P. 6004(g) to allow the debtor to immediately enforce and implement the order originating from this motion. The debtor further believes that this sale is in the best interest of the estate as this sale liquidates this asset in the most effective manner for the estate. The debtor further moves that any liens on this property shall remain attached to the proceeds and not the property with the proceeds being disbursed as determined by further order of this court.

Wherefore, debtor prays that the Court will grant this motion and allow the debtor to sell this property free and clear of liens.

RESPECTFULLY SUBMITTED,

Charleston, SC

September 16, 2004

/s/ D. Nathan Davis

D. Nathan Davis

Attorney for Debtor

1124 Sam Rittenberg Blvd. Suite 8

Charleston SC 29407

(843) 571-4042

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UNITED STATES BANKRUPTCY COURT

DISTRICT OF SOUTH CAROLINA

IN RE:	)	CASE NO.03-08247-wb
	)	
	)	CERTIFICATE OF SERVICE
Nina Lee Dew	)	BY MAIL
	)	
_____ Debtors	)	
	)	

I hereby certify that a copy of the within motion to sell property free and clear of liens, notice of sale property free and clear of liens, proposed order and certificate of service, was duly served upon the parties below named, by depositing said papers in the United States Mail at Charleston, South Carolina, on this date, with first class postage duly affixed and a return address clearly indicated on said envelope to the address below indicated.

See Attached List

IRS  
MDP 39 1835 Assembly St. Rm. 653  
Columbia, SC 29201

US Department of Justice  
PO Box 141989  
Washington, DC 20044

US Attorney for SC for the IRS  
1441 Main St. Suite 500  
Columbia, SC 29201

US Trustee  
1835 Assembly St. Suite 953  
Columbia, SC 29201

James M. Wyman  
PO Box 997  
Mt. Pleasant, SC 29465

Charleston, SC

September 16, 2004

/s/ D. Nathan Davis

D. Nathan Davis  
Attorney for Debtor  
1124 Sam Rittenberg Blvd. Suite 8  
Charleston SC 29407  
(843) 571-4042  
District Court ID No. 438

ABC  
PO Box 41415  
Summerville, SC 29483

AMERICAN BUSINESS CREDIT INC  
SUITE 103  
111 PRESIDENTIAL BLVD  
BALA CYNWYD PA 19004

BANKCARD SERVICES  
PO BOX 19360  
PORTLAND OR 97280

CAPITAL ONE  
PO BOX 85147  
RICHMOND VA 23276

CAVALRY INVESTMENTS INC  
PO BOX 9  
HAWTHORNE NY 10532

CHASE  
PO BOX 17202  
WILMINGTON DE 19886-7202

CHASE MANHATTAN BANK USA, NA  
ECAST SETTLEMENT CORP  
PO BOX 35480  
NEWARK NJ 07193-5480

CITIFINANCIAL MORTGAGE CO  
PO BOX 140609  
IRVING TX 75014

Carolina Chiropractic  
PO Box 212609  
Augusta Ga 30917

DAIMLER CHRYSLER  
CHRYSLER FINANCIAL CO  
TRUSTEE PAYMENT DEPT  
PO BOX 55000  
DETROIT MI 48255-1003

INTERNAL REVENUE SERVICE  
CHIEF, INSOLVENCY, GROUP 4  
1835 ASSEMBLY STREET  
STOP MDP 39  
COLUMBIA SC 29201

DaimlerChrysler  
c/o Husch & Eppenberger, LLC  
One Memphis Place Suite 1450  
Memphis, TN 38103

Dorchester Co Tax Collector  
201 Johnston St  
St George SC 29477

Dorchester County Treasurer  
101 Ridge Street  
St George SC 29477

Cheryl H. Fisher  
PO Box 100200  
Columbia, SC 29202-3200

Heather Jennings  
200 Jefferson Avenue  
Suite 1450  
Memphis, TN 38103

J. Ronald Jones Jr.  
304 Meeting Street  
Charleston, SC 29401-1544

KEY BANK USA NA  
1270 NORTHLAND DRIVE SUITE 200  
MENDOTA HEIGHTS MN 55120

KEY BANK USA, NA  
2 GATEHALL DR  
PARSIPPANY, NJ 07054

John B. Kelchner  
PO Box 12369  
Columbia, SC 29211-2369

Key Home Equity Services  
PO Box 47  
Newark NJ 07101

SC DEPARTMENT OF REVENUE  
PO BOX 125  
COLUMBIA SC 29214

SEARS  
86 ANNEX  
ATLANTA GA 30386-0001

SEARS ROEBUCK AND CO  
PO BOX 3671  
DES MOINES IA 50322

The Associates  
1111 Northpointe Drive  
Coppell TX 75019

Trident Medical Center  
PO Box 61089  
Charleston, SC 29419

WELLS FARGO FINANCIAL SC INC  
4137 121ST ST  
URBANDALE IA 50323

Wells Fargo Financial  
920 Houston Northcutt Blvd A7  
Mt Pleasant, SC 29464